

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

July 17, 2006

PRESENT: Tom Cowan, Chairman
Terry Janicz
John Olaf
Rick Meahl
Don Hoefler
John Potera
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer

ABSENT: Andy Kelkenberg

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

(1) Lot Minor Subdivision – Stage Road – Stan Tatara

Stan Tatara appeared. He owns a 69.6-acre parcel of land at Stage and Havens Roads and is considering a potential 30-lot major subdivision in the future. Initially, he would like to split off one 1.05-acre lot. Wendel Duchscherer reviewed the application and recommends approval with the following conditions: (1) Design engineer must reference proposed elevations off the actual elevations. Setting the centerline road elevation equal to 100' is not acceptable. (2) Design engineer must remove the word "private" from all drainage easements as well as any notes referencing private easements. The easements must be made to the Town of Newstead. (3) At the time a future application of the 30-lot subdivision is made to the Planning Board, the drainage and grading of this one lot must be considered in the grading and drainage of the major subdivision. Modifications to the grading plan of the one lot may be necessary when developing plans for the subdivision. Design engineer must take the interaction of the existing and proposed grading into consideration during design.

A revised site plan with the above changes must be submitted to Wendel and the Building Department. Rick made a motion to approve the one-lot subdivision with the requirement that all three above conditions are met and a revised site plan is submitted to the Building Department, seconded by John Olaf:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye

Site Plan/Special Use Permit – 5475 Barnum Road – Dog Kennel – Patrick Galla

Patrick Galla and Linda Leone attended. Patrick submitted a nicely done amateur site plan. The building exterior will look like rough cut hemlock; similar to the one Andy built for Kelly Schultz. The interior will be drainage tile, cinder block concrete walls suited for urine and vomit. They are pricing out the second septic system for the kennel. The wetlands must be delineated and shown on the site plan. Also, the distance between buildings and bike path should be shown. Five parking spots are required, including one with handicapped access that must be paved. Wendel Duchscherer reviewed the plan and provided a memo dated July 13, 2006 with 12 comments. Town Code section 100-81 was provided to Patrick as outlined in comment #1. Patrick was advised to have a site plan drawn to scale, including potential signage, lighting, landscaping, etc. He was also advised to include signage detail on the plan, which will avoid the need for a separate sign permit.

Minutes Review

John Olaf motioned to approve the minutes of June 19, 2006, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
John Potera	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye

Dollar General – Site Plan Compliance

Their temporary Certificate of Occupancy has expired. There are two problems: (1) A tree was to be planted along the westerly parking area. Due to trucks running over it, the spot has been filled in with washed stone, and a tree planted on the grassy area just west of the original spot. Should the stoned spot be blacktopped? (2) Cars are backing up onto the greenspace at the front of the store. Unfortunately, curbing was not part of the original site plan. Landscaping boulders placed on this curved area may help alleviate the situation. John Potera requested more time to take a look at the site. Therefore, this item is tabled until the next meeting.

Open Development/Flaglots

Douglas Klotzbach provided Tom with a copy of a homeowner's association agreement for an open development at Thompson Road in Clarence. This sample document will be distributed in the packages for the next meeting. Tom will check with the Town Board to see if they want it brought to the table.

Signs – Temporary, Billboard & Off-Premises

There are numerous temporary signs along Route 5. Our Code states that they are allowed for only 30 days without a permit, and that each business is allowed one. Otherwise, they must come to the Planning Board for application. Do we want to have a "sign night" with several applications on the agenda? We will distribute the sign law with a cover letter to all commercial property owners along Route 5.

John P. made a motion to adjourn the meeting at 9:28PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk